



February 26, 2010

To whom it may concern:

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### **Notice Concerning Property Transfer**

Mitsubishi Estate Co., Ltd. (hereafter “Mitsubishi Estate”) today announced that a special-purpose company capitalized by Mitsubishi Estate (hereafter “the SPC”) decided to transfer a part of Resona Maruha Building. Brief details are as follows.

#### 1. Outline of Transfer

Today, the SPC decided to transfer 27% portion of the Resona Maruha Building to Nippon Oil Corporation which the SPC had acquired from TOKYU REIT, Inc. in January 2010. The SPC intends to investigate future integrated development with surrounding properties with Nippon Oil Corporation.

#### 2. Outline of Property

- (1) Location: Otemachi 1-2-1, Chiyoda-ku, Tokyo
- (2) Land area: 6,893.71m<sup>2</sup> (27% joint ownership)
- (3) Building structure: Steel frame, steel reinforced concrete, flat roof,  
4B/25F
- (4) Total floor area: 74,379.30m<sup>2</sup> (entire building)  
19,542.77m<sup>2</sup> (portion compartmentally owned)
- (5) Date completed: November 1978
- (6) Transfer price: ¥42 billion

### 3. Outline of Transferee

- (1) Company name: Nippon Oil Corporation
- (2) Headquarters: 3-12, Nishi Shimbashi 1-chome, Minato-ku, Tokyo
- (3) Representative: Shinji Nishio, Representative Director

### 4. Transfer Schedule

March 19, 2010: Property transfer agreement execution

March 30, 2010: Property transfer settlement and handover (scheduled)

### 5. Outlook

Mitsubishi Estate expects no material impact on its performance due to this transfer.